



HB 1193 – Effective 9.1.25 Relating to the confidentiality of certain information on a marriage license, an application for a marriage license, and a declaration of informal marriage. This will change the application within the Records Management System The Records Management System which will need to be updated to include a checkbox on the application form, allowing either applicant to select: “Yes, please keep identifying information on this form confidential” in response to a statement related to victim status. If selected, the County Clerk may not publicly disclose any personally identifiable information (PII) of either applicant—except their names—and may only release a copy of the application or license containing PII to the named applicant or their legal representative. **Amends Section 2.402(b) of the Family Code** to update the declaration form for informal marriage by adding a new checkbox that allows either party to request confidentiality of their identifying information. **Adds Section 2.406**, prohibiting county clerks from publishing or releasing personally identifying information (other than names) if confidentiality is requested. **Amends Section 194.004 of the Health and Safety Code** to restrict the Vital Statistics Unit from releasing identifying details from informal marriage records to anyone other than the parties or their legal representatives.

HB 1522 – Effective 9.1.25 Relating to notice of a meeting held under the open meetings law. **Amends Government Code Section 551.043** to require public meeting notices to be posted at least three business days in advance, replacing the previous 72-hour requirement. It adds a new requirement that if a meeting will involve discussion or adoption of a budget, the notice must include either a physical copy of the proposed budget or a link on the government's homepage. Additionally, a taxpayer impact statement showing for a median-valued homestead property, comparing current and projected property tax bills in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year must be included for budget meetings involving taxing units if: 1. The proposed budget is adopted; and 2. For a taxing unit as defined by Section 1.04 of the Tax Code, other than an ISD, a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26, Tax Code, is adopted. These provisions do not apply to governing boards of a general academic teaching institution or of a university system under Section 551.1281.

HB 2282 – Effective 9.1.25 Relating to the amount of the reimbursement fee paid by a defendant for a peace officer's services in executing or processing an arrest warrant, capias, or capias pro fine. **Amends Code of Criminal Procedure Article 102.011 (a)**

(2). Increases fee from \$50 to \$75 under CCP 102.011(a) for service of warrant, capias by law enforcement.

HB 3376 – Effective 9.1.25 Relating to training on Alzheimer's disease, dementia, and related disorders for certain guardians. **Amends Government Code Section 155.203(b)**. New Texas law requires proposed guardians to complete pre-appointment training and background checks, and mandates ongoing dementia-related training for guardians of older adults or those with cognitive disorders, with implementation by September 2026.

HB 3512 - Effective 9.1.25 Relating to artificial intelligence training programs for certain employees and officials of state agencies and local governments. **Amends Government Code, Sections 2054.5191(a), (a-1), (b), (c), and (e)** to add that an artificial intelligence training program certified under Section 2054.5193 is required to be completed at least once a year by local government employees and elected and appointed officials who have access to a local government computer system or database and use a computer to perform at least 25 percent of the employee's or official's required duties; and these will be reported in the same fashion as the yearly Cybersecurity training verification, and are subject to periodic audits for compliance.

HB 4063 – Effective 9.1.25 Relating to the filing and release of record of a unilateral memorandum of contract concerning residential property. **Creates Property Code, Section 12.020**. Establishes detailed procedures for handling a *Unilateral Memorandum of Contract* related to residential property. It requires the filer to notify the property owner by certified mail and file a certificate of mailing with the County Clerk. Property owners receiving notice may contest the filing by submitting an affidavit and certificate of mailing, also via certified mail, which can serve as a legal release of the claimed contract if no valid objection is recorded within 45 days. However, if the original filer responds within that period with a contradicting affidavit, the memorandum remains on public record. The law limits the legal effect of such memorandums unless all procedural requirements are met, ultimately helping property owners clear title when no valid claim is asserted. Forms for required filings and mailings are provided in the law, and memorandums recorded after September 1, 2025, must comply with these new rules to have legal effect.

HB 4202 – Effective immediately Relating to proof of identity of a person making an acknowledgment of a written instrument in a residential real estate transaction. **Amends Civil Practice and Remedies Code Section 121.005(a)**. This clarifies that a notarial officer may only acknowledge a written instrument if they have satisfactory evidence of the signer's identity. Acceptable evidence includes: A current state or federal government-

issued photo ID, A credible witness who is either personally known to the officer or properly identified with valid ID, or A valid foreign passport.

Accepted forms of identification for having notarial services performed include the following:

- Current and Valid (United States Only) Federal or State Government issued driver's license
- Current and Valid (United States Only) Federal or State Government issued identification card
- (United States Only) Military Identification Card
- Current (with photograph and signature) United States Green Card issued by the U.S. Citizenship and Immigration Service with photograph and signature
- Valid U.S. passport

Unaccepted forms of identification include the following:

- Birth certificates
- Social security cards
- Expired driver's license
- School identification cards
- Credit cards
- Debit cards
- A notary public may not use an identification document issued by a government office from a foreign nation to establish the identity of a signer for the notarization of a document.
- The notary must decline the notarization if the notary is unable to legally verify the identity of the signer by satisfactory evidence of identification.
- A notary public may not use a copy of a driver's license to confirm the identity of a signer to notarize a document. A copy of a driver's license is not the original license issued by the state. Therefore, such copy does not suffice the "state or federal issued" standard of identification.
- A notary must insist that a person's signature agree with the name printed on the person's state or federal issued identification card and with the name printed on the document for the notarization.
- If state's notary laws specify that the state or federal issued identification card must be "current," notaries public must comply with their statutorily satisfactory evidence of identification. A married signer who is still using a driver's license with her maiden name is not using a "current" driver's license, and the notary must refuse the notarization.
- If a signer has an address change that is not reflected on his or her driver's license, however, then obviously the driver's license is not current. In such an instance, the notary must decline the notarization.

- A notary public may not notarize a document if the notary cannot establish the identity of the principal signer through the state's legal requirements of satisfactory evidence. The document requiring the notarization must contain the name of the signer in conjunction with the name on the state or federal identification card so that the notary can positively verify the identity of the signer.

HB 4219 – Effective 9.1.25 Relating to a governmental body's response to a request for public information. **Amended Government Code 552.221 to add Subsections (f) and (g), 552.301(b) and Chapter 552 Subchapter H by adding 552.328.** Governmental bodies must respond to public information requests within 10 business days by either providing the information, citing a prior determination, or requesting a decision from the attorney general. If no responsive information exists, or if the information is being withheld under a previous determination, the requestor must be notified in writing within the same timeframe. A new enforcement mechanism allows requestors to file a complaint with the attorney general if the governmental body fails to comply. Consequences for noncompliance include mandatory training, waived fees, and stricter deadlines for withholding information.

HB 4350 – Effective 6.20.25 Relating to the omission or redaction of certain personal information from certain real property records. **Amends Property Code Section 11.008 by amending Subsection (j) and adding Subsection (k).** This adds a peace officer, as described in the Code of Criminal Procedure Article 2A.001, which requires the county clerk shall omit or redact from an instrument described by this section that is available in an online database made public by the county clerk, or by a provider with which the county commissioners court contracts to provide the online database; a social security number, driver's license number, and residence address of the peace officer *person having power or authority under Article 2A.002, Code of Criminal Procedure*). It also requires a County Clerk, or provider with which the County Commissioners Court contracts, who omits or redacts information from an instrument in accordance with the law, to display on the internet website of the online database in which the document is available to the public, a clear and conspicuous specific statement that indicates: (1) in accordance with state law, information has been redacted from certain instruments in the database; and (2) the online database does not constitute the official repository of real property records and may not reflect the complete or unaltered contents of those records as maintained in the official real property records.

HB 4466 – Effective 9.1.25 Relating to restrictions on the fee assessed for issuance of certain birth records. **Added subsection (g) to 191.0046, Health and Safety Code.** The Local Registrar or State Registrar shall issue a certified copy of a birth certificate without a fee on the request of a County or a Child Welfare Board appointed by the

Commissioners Court under Family Code Section 264.005 - If the request is related to a suit affecting the parent-child relationship filed by a governmental entity under Family Code Subtitle E, Title 5.

HB 4996 – Effective 9.1.25 Relating to increasing the criminal penalty for the offense of refusal to execute the release of a fraudulent lien or claim. **Amends Section 32.49(c), Penal Code, (c)** An offense under this section is a Class A misdemeanor, except that the offense is a felony of the third degree if the owner of the real or personal property subject to the fraudulent lien or claim is a person the actor knows is a public servant.

HB 5081 – Effective 9.1.25 Relating to the protection of personal identifying information of certain persons in the judicial system; creating a criminal offense. This bill **creates a new chapter in Subtitle H, Title 2, Government Code adding Chapter 92, named Protection of Personal Identifying Information of At-Risk Individuals** which includes a judge, court clerk; an employee of a state court, a court clerk. “State court” includes district court or business court, a county court, constitutional county court, statutory county court, or statutory probate court, a justice court or municipal court. **This covers elected clerks, their staff and immediate family members.** This bill outlines what is included and what is not included. Pay close attention to Sec. 92.002 regarding the Prohibited Dissemination of Covered Information - it mentions property records under section 15, UCC Filings and Tax Liens in section 15 as well as any other records maintained by a governmental entity evidencing title to, or any lien, judgment or other encumbrance on real or personal property. The duty to remove the covered information after receiving a written request is also addressed in Sec 92.003. There are Civil remedies, and criminal offenses.

HB 5534 - Effective 9.1.25 Relating to permitting a county commissioner's court to post their agendas on digital screens at the county courthouse. **Amends Section 82.051(b), Local Government Code and Government Code Section 551.049.** A county clerk may post an official and legal notice, including the agenda for a meeting of the commissioners court, by electronic display instead of posting a physical document. An electronic display of information posted under this section using a device described by Subsection (a)(1) must meet the location, time, and accessibility requirements provided by law for the posting of the notice. An electronic display of information posted under this section on a county's public Internet website must meet the time requirements provided by law for the posting of the notice.

SB 9 – Effective 9.1.2025 Relating to the confinement or release of defendants before trial or sentencing, including regulating charitable bail organizations, and the conditions of and procedures for setting bail and reviewing bail decisions. **This bill amends the Code of Criminal Procedure (CCP).** Defendants placed in pretrial intervention programs must be reported within 10 days to the state database by the prosecutor or

pretrial services department. Clerks must report closing of the case to OCA. Pretrial intervention now reportable to DPS. The OCA will promulgate a bail bond form that must be reported within 48 hours after the time bail is set.

SB 40 – Effective 9.1.25 Relating to the use by a political subdivision of **public funds to pay bail bonds**; authorizing injunctive relief. **Amends Chapter 140, Local Government Code by adding Section 140.014.** The county cannot spend public funds to pay a nonprofit organization that accepts and uses donations from the public for a defendant's bail bond. A taxpayer is entitled to appropriate injunctive relief and reasonable attorney's fees and costs.

SB 53 – Effective 9.1.25 Relating to the certain notice and filing requirements in court proceedings involving persons with mental illness. **Amends Section 571.013, Health and Safety Code, and Section 571.014(c), Health and Safety Code.** This allows notice to be given by personal delivery by a constable or sheriff of the county. A person may file a paper with the county clerk by the use of reproduced, photocopied, or electronically transmitted paper copies of the original signed copies of the paper. A person who files a reproduced, photocopied, or electronically transmitted paper must maintain possession of the original signed copies of the paper and on request shall make the original paper available for inspection by the parties or the court. It eliminates the 72 hour deadline for submitting the originals. Section 571.014(d), Health and Safety Code, is repealed.

SB 65 – Effective 5.19.25 Relating to the adoption of uniform rules for hours of work for certain county employees. **Amends Section 157.021(a), Local Government Code** by lowering the population threshold from 355,000 to 265,000 to allow the Commissioners Court to adopt and enforce uniform rules regarding the hours of work of department heads, assistants, deputies and other employees whose compensation is set or approved by the Court.

SB 384 – Effective 9.1.25 Relating to making a donation to the operation game thief fund when applying for a hunting or fishing license. **Amends Subchapter C, Chapter 12, Parks and Wildlife Code** by adding Section 12.207 which allows the Hunting or Fishing Applicant (upon applying) to donate to the Operation Game Thief Fund for the following amounts: \$1, \$5, \$10, or \$20. The Department must deposit the donation no later than the 14th day of each month into the Operation Game Thief Fund. Prior to depositing the funds, the Department may deduct money equal to the amount of reasonable expenses for developing and administering this change, not to exceed three percent of the amount deposited.

SB 387 – Effective 9.1.25 Relating to bond requirements for certain judges. **Amends Government Code Sections 25.0006(a-1) and (a-4), and amending Government Code Section 26.001.**The bond increased to not less than \$500,000 for a Constitutional

County Court Judge presiding over guardianship proceedings as defined by Estates Code Section 1002.015 - removing the population threshold.

SB 503 – Effective 9.1.25 Relating to the establishment of an electronic registry of livestock marks and brands. **Amends Section 144.041(a)(c)(f) and(h) while adding subsection (i) to the, Agriculture Code, amends Section 144.042, amends Section 144.044 (a) and (d), amends Section 161. 002(a) and adds section 144.101 and section 144.102.** As soon as practicable after the effective date of this Act, the Texas Animal Health Commission shall adopt rules necessary to implement the changes to Chapter 144, Agriculture Code, as amended by this Act. The County Clerk shall make and keep an electronic record of the marks and brands of each person who applies with the Clerk for recording of a mark or a brand for cattle or horses. Not later than the 30th day after the County Clerk receives the record relating to cattle or horses, the Clerk shall deliver an electronic copy of the record to the Texas Animal Health Commission. The Clerk must maintain the electronic recording of the earmark, brand, tattoo, electronic device or other type of mark. A person required to record an earmark, brand, tattoo, electronic device or other type of mark may authorize an agent to record the mark but the authorization must be in writing. When recording a mark, electronic device, tattoo, ~~or~~ brand, or other generally accepted identification method, the person recording the mark ~~county clerk~~ shall note the date on which the mark, electronic device, tattoo, ~~or~~ brand, or other generally accepted identification method is recorded. In addition, the person recording a mark, electronic device, tattoo, ~~or~~ brand, or other generally accepted identification method shall designate the part of the animal on which the mark, electronic device, tattoo, ~~or~~ brand, or other generally accepted identification method is to be placed. Not later than six months after September 1 of 2031 and every 10th year thereafter, each person who owns livestock mentioned in this chapter shall have that person's marks and brands recorded or rerecorded with the county clerk, regardless of whether or not the marks or brands have been previously recorded. Not later than the 30th day after the date a county clerk receives a record relating to cattle or horses under this section, the clerk shall deliver an electronic copy of the record to the Texas Animal Health Commission as described by Section 144.102(d). The Animal Health Commission shall establish and maintain the searchable registry of marks and brands on its publicly available internet website. The registry may not provide any PII of a person associated with the recording to the general public. The commission shall establish a process for law enforcement to access the registry and obtain for law enforcement purposes personal identifying information of a person associated with a recorded mark or brand. The commission shall adopt rules and procedures to implement this section, including a process for a person to record a mark or brand with a county clerk through an electronic method, in a form and manner prescribed by the commission; and a county clerk to deliver to the commission an electronic record of a mark or brand that has been recorded with the county clerk, including any records of

a mark or brand that was recorded with the county clerk before the establishment of the electronic registry. A person is subject to this chapter as the caretaker of an animal and is presumed to control the animal if the person: is the owner or lessee of the pen, pasture, or other place in which the animal is located and has control of that place; exercises care or control over the animal; or has recorded a mark or brand for the animal under Chapter 144.

SB 647 – Effective 9.1.25 Relating to the filing or recording of documents or instruments conveying or purporting to convey an interest in real or personal property. **Amends Section 51.901, Government Code, Subsections (a), (c), and (d) and added Subsections (c-1), (d-1), and (d-2).** (a) If a clerk of the supreme court, clerk of the court of criminal appeals, clerk of a court of appeals, district clerk, county clerk, district and county clerk, or municipal clerk has a reasonable basis to believe in good faith that a document or instrument previously filed or recorded or offered or submitted for filing or for filing and recording is fraudulent, the clerk is required to take certain action. Authorizes a county clerk who, in good faith, files or records, or refuses to file or record, a document or instrument creating a lien against or asserting a claim to or an interest in real or personal property immunity from liability and suit arising out of the filing, recording, or refusal to file or record the document or instrument. The changes in law made by this Act apply only to a document or instrument conveying or purporting to convey an interest in real or personal property filed, recorded, or offered for filing or recording on or after the effective date of this Act. A document or instrument conveying or purporting to convey an interest in real or personal property filed, recorded, or offered for filing or recording before the effective date of this Act is governed by the law in effect on the day the document or instrument was filed, recorded, or offered for filing or recording, and the former law is continued in effect for that purpose.

SB 693 – Effective 9.1.25 Relating to creating a criminal offense for the use of a notary seal or counterfeit seal on a fraudulent document or instrument. **Amends Section 406.006, Government Code** regarding qualifications as it relates to completing educational requirements established under Section 406.023 including new notaries and for reappointments. **Adds Section 406.091** related to the offense of a notarization for a person who does not personally appear. **Amends Section 406.014 by adding Subsection (g)** to require a notary public to retain the records until the 10th anniversary of the date of the notarization. The Secretary of State is required to adopt rules to establish educational requirements for the appointment and the continuing education requirements. The change in law made by this Act applies only to an application for a notary public appointment or reappointment submitted on or after January 1, 2026. An application submitted before January 1, 2026, is governed by the law as it existed

immediately before the effective date of this Act, and that law is continued in effect for that purpose.

SB 746 - Effective 9.1.25 Relating to Guardianship matters. **Amends Estates Code Section 102.013, 1054.0511(a), 1054.054(b), 1054.056(a)** related to the Guardian ad litem meaning a person appointed by a court to represent the best interests of an incapacitated person or a proposed ward. **Amended Estates Code Section 1055.001(b)** related to a person who has the interest that is adverse to a proposed ward or incapacitated person, not being permitted to file an application to create a guardianship or for the appointment of a guardian or file a motion or complaint to request the removal of a guardian or contest the request for removal of a guardian.

SB 1062 – Effective immediately Relating to the type of newspaper required for publication of public notices. **Amends Government Code Section 2051.0441(b) and adds Subsection (b-1)**. This change allows government entities to publish notices in digital newspapers. B-1: In lieu of publishing a notice in a newspaper under subsection (b), a governmental entity may publish a notice in a digital newspaper if the digital newspaper has an audited paid-subscriber base, has been in business for at least three years, employs staff in the jurisdiction of the governmental entity, reports on local events and governmental activities in the jurisdiction of the governmental entity, provides news of general interest to the people in the jurisdiction of the governmental entity and updates its news at least once a week. This section only applies to a notice published by a governmental entity or representative in a county with a population of at least 30,000 and not more than 42,000 that borders the Red River; or that does not have a newspaper described by Section 2051.044 published in the county.

SB 1120 – Effective 9.1.25 Relating to rights of a victim, guardian of a victim, or close relative of a deceased victim in certain criminal cases involving family violence, sexual or assaultive offenses, stalking, or a violation of a protective order or condition of bond. **Amends the Code of Criminal Procedure Article 56A.001 by adding Subdivision 4-a, and amending Subdivision 7, amending Article 56A.051 amending Subsection a and adding Subsection d, amending Articles 56A.052(a), (c), and (d), amending Chapter 56A, Subchapter B by adding Article 56A.0521, amends Article 56A.501, amends Family Code Section 85.001(d), amends Family Code Section 85.025 by adding Subsections a-2, a-3, and a-4 and amended Subsections b-1 and c.** Strengthens and clarifies victims' rights under the Texas Code of Criminal Procedure in cases involving family violence, sexual or assaultive offenses, stalking, or violations of protective orders or bond conditions. It broadens the legal definition of "family violence" to include offenses like aggravated assault, injury to a child or elderly person, and stalking within domestic relationships, ensuring consistency with the Penal Code. The bill also

explicitly includes victims of these offenses—along with guardians and close relatives of deceased victims within the scope of protective legal rights. Additionally, SB 1120 expands the definition of "victim" to cover those harmed by stalking or protective order violations, ensuring they receive the same procedural protections.

SB 1333 – Effective 9.1.25 Relating to the unauthorized entry, occupancy, sale, rental, lease, advertisement for sale, rental, or lease, or conveyance of real property, including the removal of certain unauthorized occupants of a dwelling; creating criminal offenses; increasing a criminal penalty; authorizing a fee. **Amends Penal code Section 28.03(b), adds 6(B)(i)(ii), amends Penal Code Subchapter D, Chapter 32 by adding Sections 32.56 and 32.57, amends Property Code Title 4 by adding Chapter 24B.** Clarifies that the property owner has a right to request the removal from their property if a person unlawfully entered and is occupying their property without the owner's consent and is not a family member or a current or former tenant of the property owner, in order to protect the tenant/landlord existing statute. Provides a clear pathway for the sheriff's or constable's office involvement as a first step: The property owner is required to file an affidavit with the sheriff's or constable's, testifying the occupant has no legal right to be there and they've directed the person to leave the property and the person has not done so. The sheriff's or constable's office is required to verify that the complainant is the record owner of the property before proceeding with the removal process. The sheriff's or constable's office is required to contact the person accused of squatting, give notice of the complaint and recover the property. It allows the property owner to recover damages between \$1,000 and \$300,000 if the property was damaged or destroyed by the squatter(s).

SB 1335 – Effective 9.1.25 Relating to decedents' estates. Letters issued under court's seal. Changes how to remove personal representative. **Amends Estates Code Section 306.007, amends Section 361.052 by amending Subsection a and adding Subsection a-1, amends Section 362.012, 362.013, 405.007(b), and 405.009(a).** Provides that letters testamentary or of administration issued under the court's seal by the clerk of the court that granted the letters are sufficient evidence of the appointment and qualification of the personal representative of an estate and the date of qualification. Authorizes the court to remove a personal representative on the court's own motion, after the personal representative has been notified by a qualified delivery method to answer at a time and place set in the notice or the complaint of an interested person, after the personal representative has been cited by personal service to answer at a time and place set in the notice. Requires the court, if, on final settlement of the estate, none of the estate remains in the representative's possession, to enter an order. Requires the court to enter an order specifying the actions described by Sections 362.012(1) (relating to an order discharging a personal representative from the representative's trust), (2), and (3) and declaring the estate closed when certain conditions are met. Authorizes the court, if all

the property in the estate is ordered distributed by the court and the estate is fully administered, to also order the independent executor to file a final account with the court and to enter an order closing the administration, canceling the letters issued to the personal representative, and terminating the power of the personal representative, rather than independent executor, to act as independent executor or independent administrator. Provides that the closing of an independent administration by filing of a closing report or notice of closing estate terminates the power and authority of the independent executor, including the independent administrator, and cancels the letters issued to the personal representative, but does not relieve the independent executor or administrator, as applicable, from liability for any mismanagement of the estate or from liability for any false statements contained in the report or notice. Authorizes any distributee, at any time after an estate has been fully administered and there is no further need for an independent administration of the estate, to file an application to close the administration; and authorizes the court, after citation on the independent administrator or other independent executor, as applicable, and on hearing, to enter an order.

SB 1448 – Effective 9.1.25 Relating to decedents' estates and other matters involving probate courts. **Amends Estates Code Section 33.105 Subsection a and adding Subsection a-1, amending Subchapter B, Chapter 51 by adding 51.057, adding Subsection c to Section 256.156, amending Section 256.202, 309.051(a), 309.052, 452.006(c), 453.003(a), Government Code 80.002(b). Section 403.060 of the Estates Code is repealed.** This requires the Clerk to deliver the original will or a copy of the will by qualified delivery method to prove that a will that cannot be produced in court. The applicant is required to pay any fees for the delivery of the will if applicable. If a citation or notice is required to be served in a probate proceeding on a person who is now deceased but survived the decedent who is the subject of the proceeding, the citation or notice must be served on a personal representative of the estate, or each distributee if the personal representative has been discharged or if the independent executor has filed a closing report or a notice of closing of the estate, or there is no administration of the estate ordered by the court if specific items occur including a will being admitted as a muniment title, no necessity found for administration in a judgment in a proceeding declaring heirship under Chapter 202 or the court approves a Small Estate Affidavit under Chapter 205. The changes include a service by publication, appointing an attorney ad litem, and service of the citation. The changes impact the copy of a will that cannot be produced including a copy of a self-proving affidavit being sufficient to make the will self-proved if it meets the form and content requirements - Also see House Bill 3421.

SB 1547 – Effective Immediately Relating to fees charged by county clerks for certain property records. **Amends Sections 118.011(a) and (e), Local Government Code.** A county clerk shall collect the following fees for services rendered to any person that is an electronic copy of an electronic document, except for real property records: which means

Marriage Licenses, DBA's Cattle Brand copies, judicial probate, criminal, civil (non property) court filings: for each document up to 10 pages in length \$1; for each page or part of a page of a document over 10 pages \$0.10; A county clerk who provides a copy in a format other than paper of a record maintained by the clerk, including real property records, shall provide the copy and charge a fee in accordance with Sections 552.231 and 552.262, Government Code. This means that we will have to be prompted to charge for "real property records" due to the AG fee schedule which are due to Responding to Requests for Information That Require Programming or Manipulation of Data.

SB 1734 – Effective 9.1.25 Relating to status of certain documents or instruments purporting to convey title to or an interest in real property. **Amends Government Code Section 51.901(c), Subchapter J, Chapter 51 is amended by adding Section 51.9035** regarding action on Fraudulent Conveyance by creating a Petition for Judicial Review of Document or Instrument Purporting to Convey Title to or an Interest in Real Property. The District Clerk may not collect a filing fee for filing a petition under this section. This law also created the Judicial Finding of Fact and Conclusion of Law regarding a document or Instrument Purporting to Convey Title to or an Interest in Real Property. **Property Code Subchapter A Chapter 5 is amended by adding Sections 5.0206 and 5.0207** related to the Owner's Affidavit Regarding Purported Conveyance of Title or Interest, and the Effect of Certain Court Findings on Purported Conveyance of Title or Interest. This provides a self help opportunity for victims of property fraud. A document is presumed to be fraudulent and may be considered as invalid/fraudulent if it is filed by or on behalf of an inmate, person has been convicted of a crime under Title 7 or 8 of the Penal Code related to document, the doc is associated with an owner's affidavit and certificate of mailing filed in accordance with the Property Code and no timely controverting affidavit was filed. Identifies that an appellate court shall expedite the review of a court's finding. District Judge enters appropriate finding and the finding will be filed in the OPR, finding is to be sent to movant and person who filed instrument within 7 days.

SB 1760 – Effective 9.1.25 Relating to guardianships for persons who are incapacitated; changing a fee. **Amends Estates Code Section 1023.002(c), 1023.004(a), 1023.005(c), 1023.006(a), (b), (c), (d), (e), and (g), adding section 1023.071, amending Estates Code 1105.157 by amending Subsections (a) and (d) and adding Subsection (d-1), amended 1156.052, 1163.003(a), 1203.006, amended Section 1204.105 by adding Subsection (h), amended 1204.151, 1204.152.** This provides clarity for transferring Guardianships between different Counties. This allows the sureties on the bond to be cited by a qualified delivery method for a show cause hearing. The clerk will create a transfer certificate and a certified index of the transferred documents which will include any papers previously received on transfer from another county. The transfer filing fee is \$80 which is not to be sent to the state. It clarifies the Guardian may deposit their own

cash with the registry of the court, which the Clerk shall issue a receipt and the record of deposit to the registry of the court must be attached to the Guardian's bond and must be in a specific form identified in the Senate Bill. The Guardian of the person has the duty to notify the Court if the Ward dies or is admitted into a medical facility for acute care for a period of 3 or more days; the duty to notify the Court not later than the 30th day after the date the Ward's reside or address changes; the duty to notify the Court not later than the 30th day after the date of a change in the Guardian's residence, address, phone number, or any other information used by the Court to contact the Guardian. Adds Minor children or Incapacitated Adult Children to be considered when determining whether to order the expenditure of money from a Ward's Estate and requires copies of the notices sent to be filed with the Court with a copy of the proof of delivery receipt for each notice sent. Requires the Guardian of the Estate to attach a receipt, invoice, or proof of payment to each Annual Account, and an official statement that covers the date that the accounting period ends issued by each bank or depository where the money on hand of the Estate or Ward is deposited or the securities or other assets are held for safekeeping and a bill of sale, contract, or other agreement evidencing the sale of personal property of the Estate or Ward during the Accounting period. Requires the Court to order cancelling of the letters issued to the guardian when a Guardian applies to resign and has fully complied with the Court orders. If the Guardian is under bond it also requires the Court to order the discharging and releasing of the sureties on the Guardian's bond. There are new requirements of the Guardian of the Estate filing an affidavit sworn to by the Guardian or a certificate signed by the Guardian's attorney stating specific information. There are additions when the Court is discharging a Guardian and there is no Estate Property remaining which includes the Court entering an Order canceling the letters issued to the Guardian of the Estate. The law clarifies that when an Application for Temporary Guardianship is filed, the Clerk shall issue a citation to be "personally" served. Estates Code Section 1023.008 is repealed.

SB 1839 – Effective 9.1.25 Relating to the delivery of a will in probate proceedings transferred to other courts. **Amends Estates Code Section 33.105(a) and adds Subsection (a-1).** Clarifies original papers to be transferred by a qualified delivery method, the original will, or the paper copy of the will offered under Section 256.156 to prove a will that cannot be produced in Court as applicable. If applicable, the applicant who requested to transfer a probate proceeding shall pay the cost of delivery.

SB 1940 – Effective 9.1.25 Relating to authorizing a beneficiary designation that transfers a manufactured home classified as personal property at the owner's death. **Amends Estates Code Subtitle C, Title 2 by adding Chapter 116, amends Section 122.001(1), amends Occupations Code Subchapter E, Chapter 1201 by adding Section 1201.2135.** The Beneficiary Designations for Certain Manufactured Homes has a new definition section, and clarifies this chapter applies only to a manufactured home

classified as personal property under Property Code 2.001, Authorizes a Beneficiary Designation, the Effect of the Beneficiary Designation at Owner's or Last Surviving Owner's Death, refers to Creditor Claims; Allowances in Lieu of Exempt Property and Family Allowances.